

SECTION 6

New Facility Land Acquisition and Recommendations



New Facility Land Acquisition and Recommendations





Recommendations for land acquisition and new parks and facilities are based on national standards, regional comparisons, public input and the impacts of population growth within the county. In order to provide the appropriate amount of parkland and recreation facilities and to distribute facilities relative to where people live, information related to population was extrapolated from 2000 census figures and applied to the five recreation districts proposed in this document.

Figure 6.1 identifies the recreation districts proposed. Data analyzed for each district includes the 2000 population, rate of growth from 1990-2000 and the percent of population under the age of 18. Additionally, the inventory of existing parks and facilities that serve individual districts was prepared. Summary information and recommendations for land acquisition and new facilities for each district are included on the following pages. All proposed new parks and community centers are shown on Figure 6.1; detailed maps showing new facilities for each district are included on the following pages.






Columbia County, GA Parks & Recreation Master Plan

Proposed Park Districts

Parks

-  Community Center
-  Neighborhood
-  Community
-  Regional

Park Districts

-  District 1
-  District 2
-  District 3
-  District 4
-  District 5

County Parks

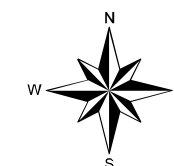
1. Appling Park
2. Blanchard Park
3. Harlem Park
4. Patriots Park
5. Riverside Park
6. Roberts Park
7. Savannah Rapids Pavilion
8. Wildwood Park
9. Eubank Blanchard CC
10. Euchee Creek CC
11. Reed Creek Park
12. Little League Park

City Parks

13. Goodale Park
14. Newmantown Road Park

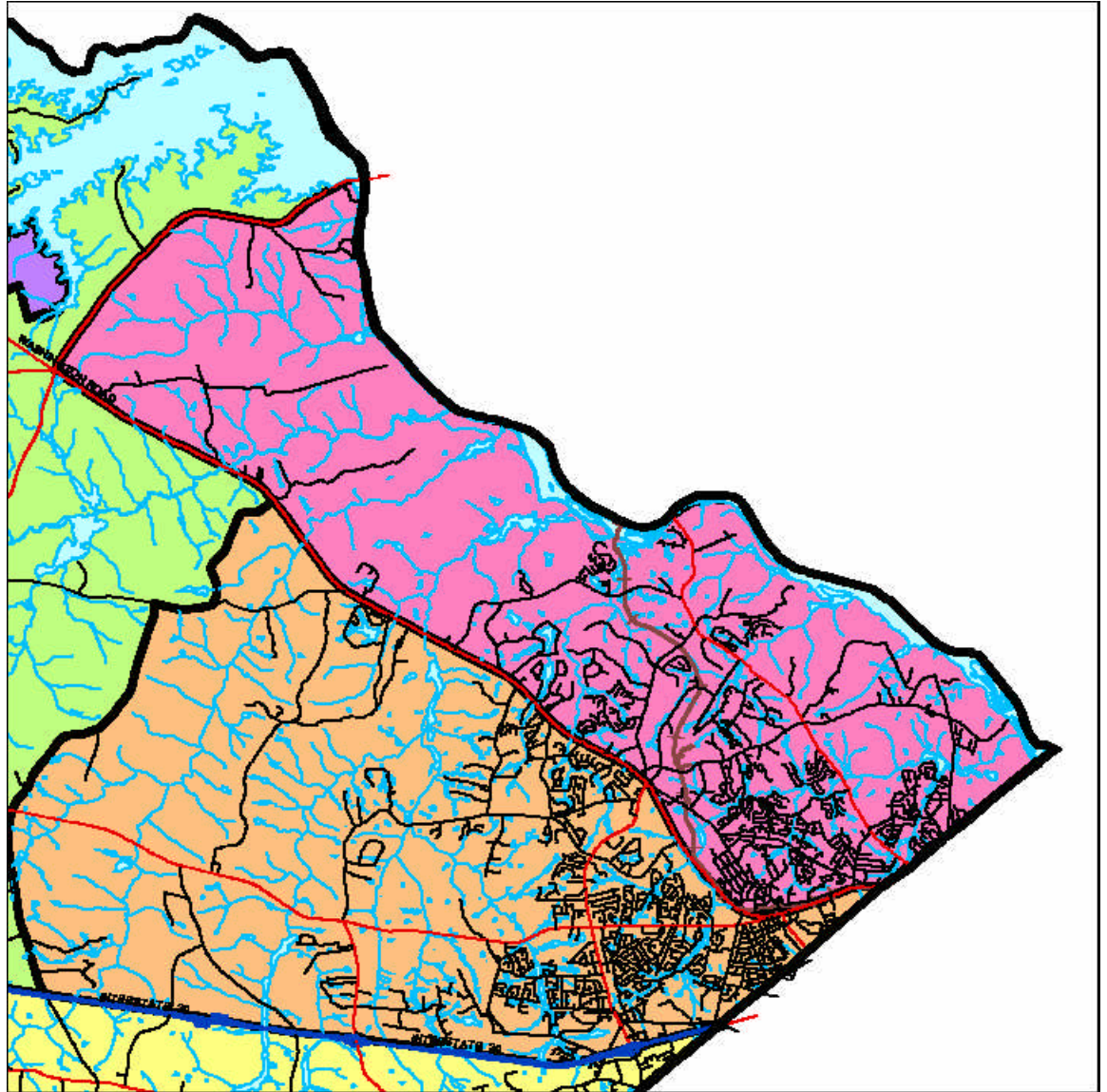
State Parks

15. Mistletoe State Park



District 1 - Northeast/Riverside

2000 Population:	31,855
Percent Growth 1990-2000:	47.83%
Percent Population w/children under 18:	30% (9,653)



Served by:
Riverside Park (55-acre Community Park)
 Boat ramp
 Fishing
 Floating dock
 Sand volleyball
 1 Picnic pavilion
 Restrooms

3 Tennis courts
8 baseball/softball fields
Playground
Maintenance storage
Open playfield space

Reed Creek Park (13.4-acre Neighborhood Park/Special Use Park)
(Future)
Playground
Picnic shelter
Walking trails

Roberts Park (2-acre Mini Park)
Baseball field
Basketball court (1/2)
Storage building
Playground

Savannah Rapids Pavilion (31-acre Special Use Park)
Pavilion building with meeting and banquet rooms
Picnic areas
Outdoor stage
Playground
Nature trails
Walking trails (future greenway trailhead)

Greenways (future)
Future greenway planned along Evans to Locks Road from Government Center to Savannah Rapids Pavilion

Future Greenway planned along Savannah River to Augusta

Total Park Acreage Need: 200-400 acres

District 1 Facility Needs Inventory

	<u>Need</u>	<u>Have</u>	<u>Deficit</u>	<u>Surplus</u>
Mini Parks	8-16 ac	2 ac	6-14 ac	-
Neighborhood Parks	32-64 ac	13.4 ac	19-51 ac	-
Community Parks	160-320 ac	55 ac	105-265 ac	-
Special Use* Parks	n/a	31 ac	-	31 ac

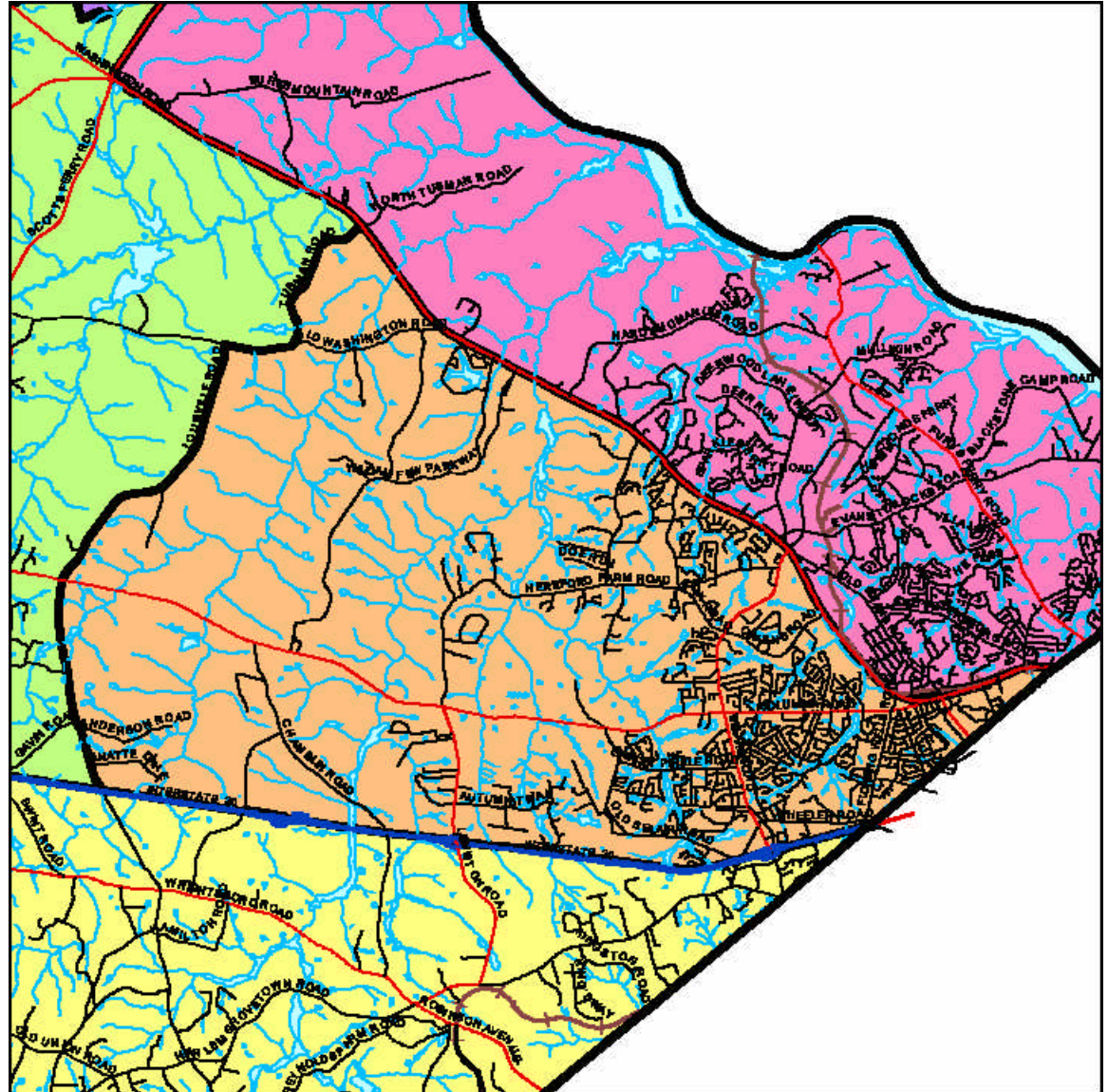
Recommended Land Acquisition/ Facility Type

Mini Parks	8 @ 1 ac
Neighborhood Parks	2 @ 10 ac
Community/Special Use Parks	1 @ 100+ ac
Community Aquatics Center	1

*Special Use Parks are unique facilities that serve a community-wide need.

District 2 - East-Central/Patriots

2000 Population:	33,939
Percent Growth 1990-2000:	30.79%
Percent Population w/children under 18:	29% (9,764)



Served by:
Patriots Park (100-acre Community Park)
 11 Baseball/softball fields
 Playgrounds
 Walking path (sidewalk)
 Restroom facilities
 Picnic tables
 Frisbee golf course - 18 "holes"
 Parks administration office building



Gymnasium building:
 2 basketball courts
 4 racquetball courts
 Weight/workout room
 Activity/program room
 4 Soccer fields

Blanchard Park (25-acre Neighborhood Park)
 3 baseball/softball fields
 2 Tennis courts
 Soccer/practice
 Basketball - ½ court
 Restroom facilities
 Maintenance building
 Picnic areas
 Walking trail

Total Park Acreage Need: 212.5-425 acres

District 2 Facility Needs Inventory

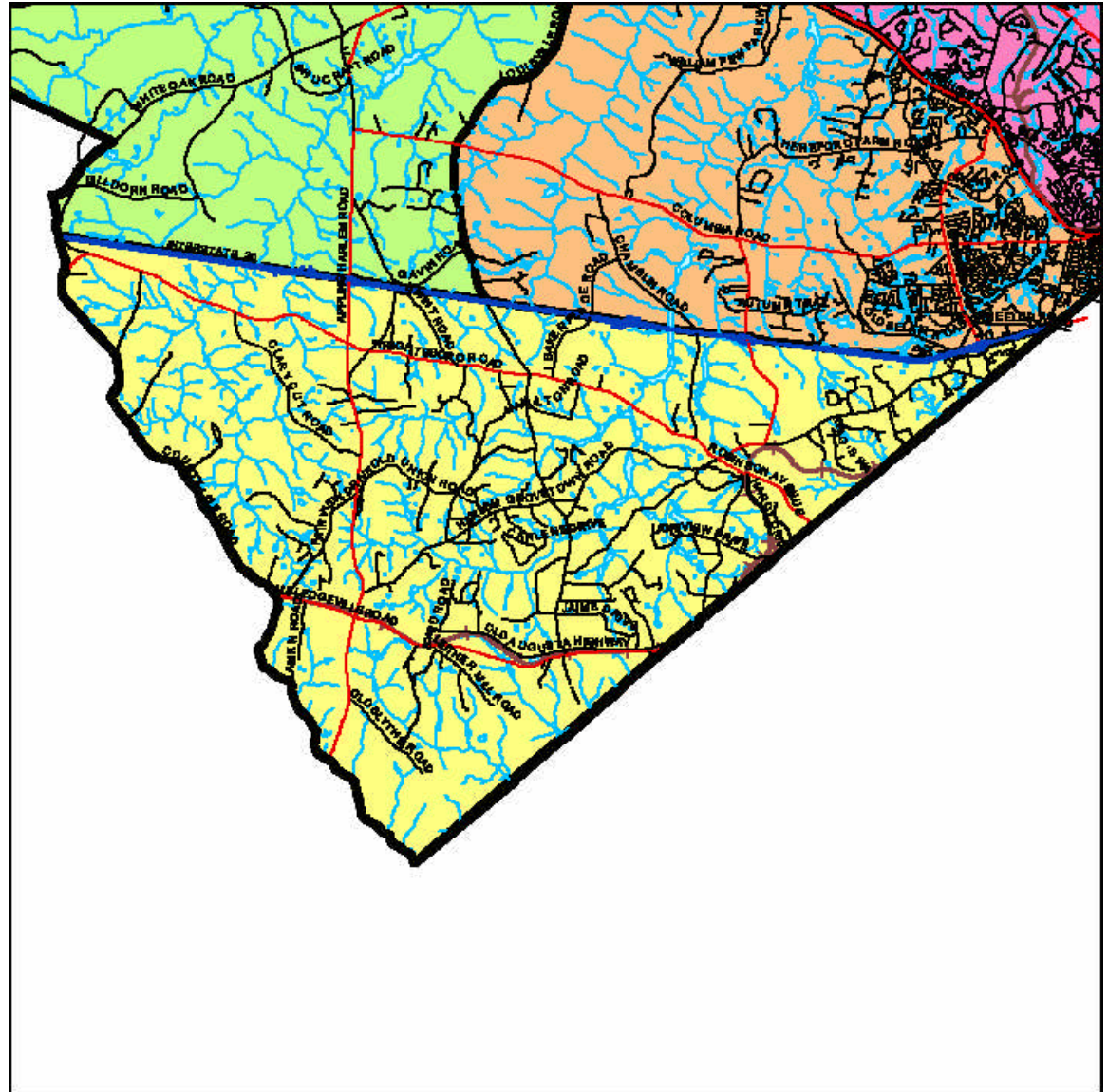
	<u>Need</u>	<u>Have</u>	<u>Deficit</u>	<u>Surplus</u>
Mini Parks	8.5-17 ac	0 ac	8.5-17 ac	
Neighborhood Parks	34-68 ac	25 ac	11-43 ac	
Community Parks	170-340 ac	100 ac	70-240 ac	

Recommended Land Acquisition/ Facility Type

Mini Parks	10 @ 1ac
Neighborhood Parks	2 @ 10ac
Community Parks	1 @ 100+ac
Community Recreation and Aquatics Center	1

District 3 - South/Grovetown/Harlem

2000 Population:	18,073
Percent Growth 1990-2000:	26.04%
Percent Population w/children under 18:	29.5% (5,342)



Served by:

- Grovetown City Park - Newmantown Park (49-acre Community Park)
- 4 Baseball/softball fields
- Restroom/concession facilities
- 1 Soccer field
- 2 Tennis courts - lighted
- Walking trail
- Picnic area
- Playground

Harlem Park (13.5-acre Neighborhood Park)

4 Baseball/softball fields
1 Tennis court
1 Basketball court - full court
Restroom building
Playground
Picnic areas

Grovetown City Park - Goodale Park (7-acre Neighborhood Park)

2 baseball/softball fields
Restrooms
2 Tennis courts
1 Basketball court
Walking track
Picnic area
Playground

Euchee Community Center (2.75-acre Community Center)

Community Center Building:
 Craft room w/kiln
 Kitchen
 Large program room
1 Picnic shelter
County medical center

Total Park Acreage Need: 112.5-225 acres

District 3 Facility Needs Inventory

	<u>Need</u>	<u>Have</u>	<u>Deficit</u>	<u>Surplus</u>
Mini Parks	4.5-9 ac	0 ac	4.5-9 ac	
Neighborhood Parks	18-36 ac	20.5	0-16.6 ac	
Community Parks	90-180 ac	49 ac	41-131 ac	
Special Use* Parks	n/a	2.75 ac	-	

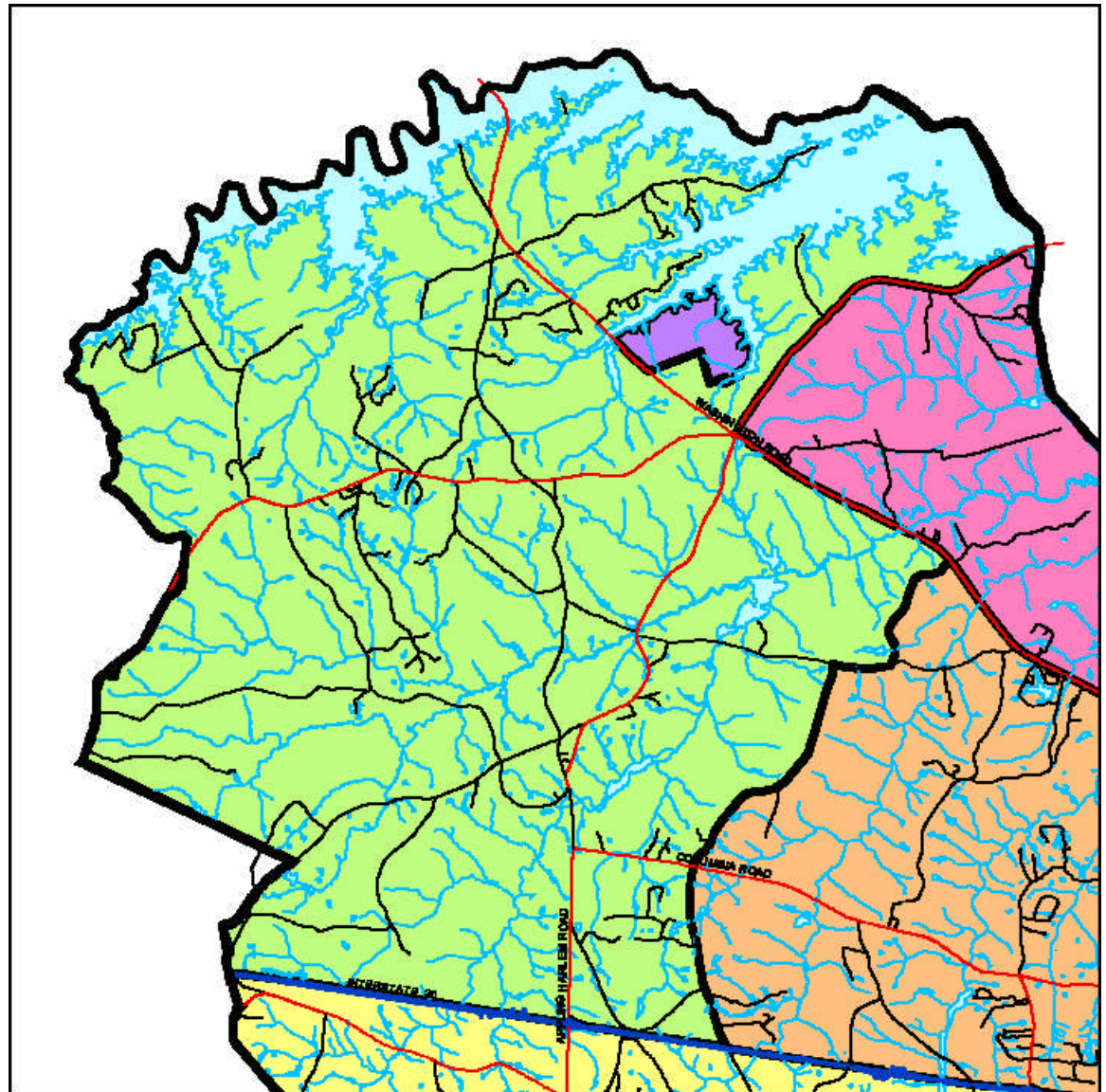
Recommended Land Acquisition/ Facility Type

Mini Parks	5 @ 1 ac
Neighborhood Parks	2 @ 10 ac
Community Parks	1 @ 100+ ac
Community Recreation and Aquatics Centers	1

*Special Use Parks are combined with Community Parks, as they are unique facilities that serve a community-wide need.

District 4 - West/Apling

2000 Population:	4,966
Percent Growth 1990-2000:	28.56%
Percent Population w/children under 18:	26% (1,294)



Served by:
Appling Park (6.32-acre Neighborhood Park)
 2 Baseball/softball fields
 1 Batting cage
 Playground
 1 Tennis court, lighted
 1 Basketball court
 Restrooms
 Picnic areas

Eubank Blanchard Community Center (9.8-acre Community Center)

Amenities:

Community center building:

Large community room

Kitchen

Restrooms

EMS/Sheriff substation

Asphalt parking lot

Cinder/gravel walking track, 0.25 mi. - lighted

Playground

Seating area

Total Park Acreage Need: 32-64 acres

District 4 Facility Needs Inventory

	<u>Need</u>	<u>Have</u>	<u>Deficit</u>	<u>Surplus</u>
Mini Parks	2-4 ac	0	2-4 ac	
Neighborhood Parks	5-10 ac	6.32 ac	0-3.7 ac	
Community Parks	25-50 ac	0	25-50 ac	
Special Use* Parks	n/a	9.8 ac		

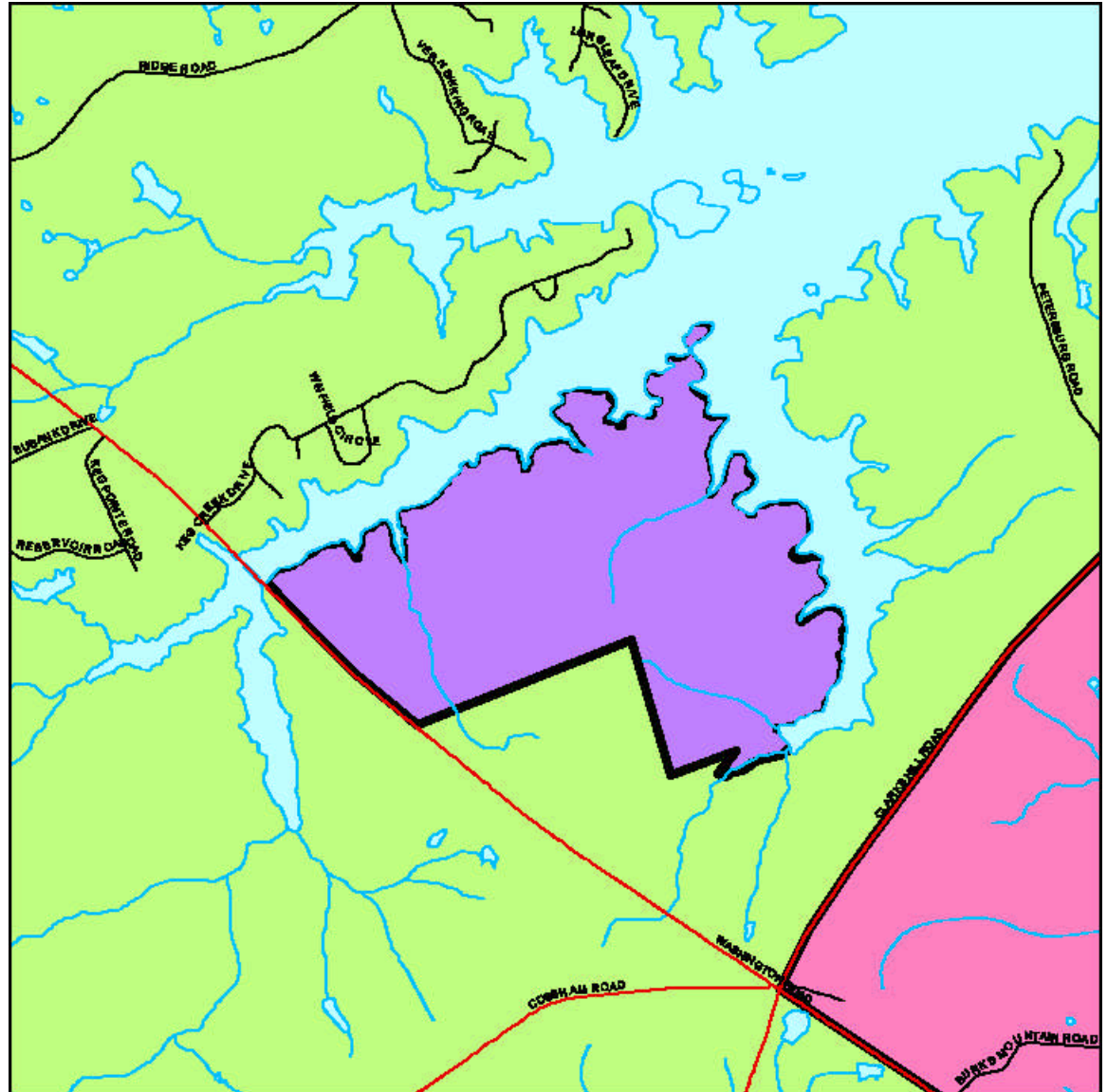
Recommended Land Acquisition/ Facility Type

Mini Parks	2 @ 1 ac
Neighborhood Parks	1 @ 10 ac
Community Parks	1 @ 100+ ac
Community Recreation Center	1

*Special Use Parks are combined with Community Parks, as they are unique facilities that serve a community-wide need.

District 5 - Wildwood

2000 Population:	n/a
Percent Growth 1990-2000:	n/a
Percent Population w/children under 18:	n/a



Served by:
 Wildwood Park (948-acre Regional Park)
 (2) Ranger residences
 Gate house
 Camper storage
 Restrooms
 Playgrounds
 Boat ramps
 Maintenance facility

3 Picnic shelters
 Picnic areas
 Mountain bike trail
 Hiking trails
 61 Tent and RV campsites
 Volleyball courts
 Beach swim area

District 5 Facility Recommendations

Lodge/cabin for extended stay
 Upgraded group picnic facilities
 Primitive campground areas
 Greenway connection to Mistletoe State Park
 Improved beaches and swimming amenities
 Horseback-only trails
 Additional hiking trails
 Open space/playfield for flexible programming
 Increase parking capacity
 Add parks department offices and visitor's center

Recommended Land Acquisition/ Facility Type

Only land acquisition for greenway connections is recommended.
 Add facilities within the park to increase programming opportunities and revenue generation.

Summary of Land Acquisition and New Facility Recommendations

As discussed earlier in this report, national standards indicate that Columbia County should provide between 558 and 892 acres of close-to-home parkland for its existing population. The ten-year recommendations for land acquisition and new facilities detailed on the previous pages will add a total of 495 acres to the county recreation delivery system. Specific recommendations include the addition of 25 Mini-Parks at one acre each, 7 Neighborhood Parks at 10 acres each and 4 Community Parks at a minimum of 100 acres each. Program elements to be included in each of the three facility types are listed below:

Mini-Parks

Mini-Parks are minimally one acre in size with limited facilities. Program components consist of park benches, trash containers, signage, landscaping, picnic facilities and walking trails. Parking is not typically provided at Mini-Parks as they are intended to serve residents within walking distance (one-quarter mile). Exclusive of land costs, the estimated construction cost for a typical Mini-Park is \$20,000. Assuming an average cost per acre of \$10,000, the cost of a Mini-Park will total about \$30,000. A 15% construction contingency and budget of 8% for design and engineering fees brings the total to \$34,840. Therefore, in 2002 dollars, the acquisition and construction costs of the recommended 25 Mini-Parks will total \$871,000.

Neighborhood Parks

The proposed Neighborhood Parks should be a minimum of ten acres in size. Suggested facilities include parking for approximately 14 cars, multi-purpose open space, multi-purpose courts, picnic shelter, picnic tables, restrooms, playground, benches, trash containers, signage and landscaping. Developed ball fields are not recommended for Neighborhood Parks; however, backstops associated with the multi-purpose open space are appropriate for this scale park. Paved walking trails should also be provided. Exclusive of land costs, the estimated construction cost for a typical Neighborhood Park is \$270,540. Assuming an average land cost of \$10,000 per acre, the cost of Neighborhood Parks will total about \$370,540. A 15% construction contingency and budget of 8% for design and engineering fees brings the total to \$438,494. Therefore, in 2002 dollars, the acquisition and construction cost of the recommended 7 Neighborhood Parks will total \$3,069,458.

Community Parks

The four new Community Parks should be a minimum of 100 acres each and one is proposed for each district. These facilities are proposed to keep pace with growth, to improve recreation services and to reduce travel time to parks. Basic program elements for Community Parks include parking, signage, landscaping, trails and natural areas. Athletic facilities typically consist of softball and baseball fields with concessions and restrooms, soccer fields with concessions and restrooms, tennis courts, basketball courts, volleyball courts and playgrounds. Picnic facilities include large and small pavilions with restrooms, and in some cases, catering kitchens. Consideration should also be given to a skate park and roller hockey rink. We recommend at least two parks have freestyle skating facilities and one park to have a roller hockey rink. The roller hockey rink should be located adjacent to a freestyle skate facility. Additional skating facilities should be provided if the public demands this type of facility. Due to the size and diversity of activities in a Community Park, a self-contained maintenance compound is recommended. Exclusive of land costs, the estimated construction cost for a Community Park will total approximately \$6,100,000 without a community center. Assuming an average land cost of \$10,000 per acre, the cost of Community Parks will total about \$7,100,000. A 15% construction contingency and budget of 8% for design and engineering fees brings the total to roughly \$8,576,200. Therefore, in 2002 dollars, the estimate acquisition and construction costs for two new Community Parks on 100 acres of parkland will total \$17,152,400.

While four community parks are recommended for the long-term balance of service, options for meeting the need for the next ten years will reduce capital investment by foregoing development of community parks in District 4 and serving the needs of District 3 by joint venturing with the City of Grovetown. The City of Grovetown has invested their portion of SPLOST funds in the development of park projects. If Columbia County can work out joint use agreements with Grovetown, there is adequate land to construct additional facilities on the current Newmantown Road Park property. This would result in approximately \$1,000,000 in land with \$1,000,000+ to be invested in facility additions and improvements. This savings is reflected in the ten-year spending plan where a budget of \$4,050,000 is provided for District 3 (Grovetown).

The community park recommended for District 4 will be constructed at a later date, allowing for additional capital investment savings over the first ten years. Population growth over the next decade in this district will impact service only slightly in this sparsely populated area. Patriots Park will continue to act as the primary community park facility to serve District 4. While improvements are needed at Appling Park, a new community park will more than likely not be needed until after year 2013. Therefore, renovation funds for Appling Park and Eubanks Blanchard are the only included park spending options mentioned in the ten-year spending plan.

Community Recreation Centers and Aquatic Facilities

A total of four new Community Recreation Centers are recommended for Columbia County. Three of these will include aquatic facilities—one will be located in each of Districts 1 and 2, the third at the proposed new Community Park in District 3. A center comparable to the existing Patriots Park Recreation Center should be included in the proposed new Community Park in District 4, and should be designed for expansion to include an aquatic facility in the future.

The proposed Community Recreation Center for District 1 will include an indoor competition pool, meeting rooms, locker rooms, health and fitness center, kitchen, craft rooms, restrooms and office space. Exclusive of land costs, furnishings and equipment, the anticipated construction cost for this facility is \$6 million. A 15% construction contingency and budget of 8% for design and engineering fees brings the total to \$7,452,000. Therefore, in 2002 dollars, the construction cost of the recommended Community Recreation Center for District 1 is \$7,452,000. This Center should be designed to allow for a future outdoor aquatic complex.

Community Recreation Centers proposed for Districts 2 and 3 are larger than the existing Recreation Center at Patriots Park. The size will be between 50,000 and 65,000 square feet and will include meeting rooms and class rooms, game rooms, racquetball courts, weight rooms, gymnasium, stage, kitchen, restrooms and office space. The District 2 Center will have a combination of indoor pool and outdoor aquatic facilities. The District 3 Center should have an outdoor aquatic complex. Exclusive of land costs, furnishings and equipment, the estimated construction cost for the District 2 Center is \$8 million. The addition of outdoor aquatic facilities will add approximately \$2 million for a total cost of \$10 million. A 15% construction contingency and budget of 8% for design and engineering fees bring the total to \$12,420,000. Exclusive of land costs, furnishings and equipment, the estimated construction cost for the District 3 Center is \$3 million. The addition of family aquatic facilities will add approximately \$1.5 million for a total cost of \$4.5 million. A 15% construction contingency and budget of 8% for design and engineering fees bring the total to \$5,589,000. Therefore, in 2002 dollars, the construction costs of the recommended Community Recreation Centers for Districts 2 and 3 with indoor and outdoor aquatic facilities is \$18,009,000.

The proposed Community Recreation Center for District 4 will include meeting space, game room, racquetball courts, weight room, gymnasium, stage, kitchen, restrooms and office space. Exclusive of land costs, furnishings and equipment, the anticipated construction cost for this facility is \$3 million. A 15% construction contingency and budget of 8% for design and engineering fees brings the total to \$3,726,000. Therefore,

in 2002 dollars, the construction cost of the recommended Community Recreation Center for District 1 is \$3,726,000. This Community Recreation Center should be designed for future expansion, to include an outdoor or indoor aquatics facility.

Prior to finalizing the Community Recreation Center and Aquatic Facilities development plans, it is recommended that an aquatics feasibility study be developed. This study should analyze the recommendations of this plan and establish anticipated operating costs as well as fees and charges for each aquatic facility.

Cost Summary

The total cost for renovations and improvements to existing facilities discussed earlier in this section is \$4,498,557, including a 15% contingency and design fees. The grand total for all the recommendations for renovations, land acquisition, new construction and Phase I greenway implementation is summarized below:

Wildwood Marina and Revenue Study	\$75,000
Aquatics Feasibility Study	\$ 30,000
Develop Signage and Park Design Standards	\$ 50,000
Mini-Parks (25 total)	\$ 871,000
Neighborhood Parks (7 total)	\$ 3,069,458
Community Parks (4 total)	\$29,778,600
District 1 Community Recreation Center (does not include land cost)	\$ 7,452,000
District 2 Community Recreation Center (does not include land cost)	\$ 12,420,000
District 3 Community Recreation Center (at Newmantown Road Park)	\$ 5,589,000
District 4 Community Recreation Center (does not include land cost)	\$ 3,726,000
Renovations/Improvements	\$ 6,394,890
Phase I Greenway Development (does not include land cost)	\$ 7,500,000
Grand Total:	\$ 76,955,948

(See detailed spending summary Figure X.)



Ten-Year Spending Summary - Figure 6.2.

Renovation Projects:

Existing parks requiring renovation and/or expansion to improve facilities and program opportunities.

(Future)

	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2014-2020
Appleby Park - park improvements	\$ 247,292	\$ 835,785									
Blanchard Park - redesign and construction											
Harlem Park - park improvements	\$ 210,852										
Patriots Park - add parking lots, paving		\$ 113,000									
Patriots Park - add perimeter walking trail				\$ 86,590							
Patriots Park - renovate two buildings			\$ 220,000								
Patriots Park - misc. improvements	\$ 36,250										
Riverside Park - park improvements		\$ 73,431									
Reed Creek Park - construction	\$ 1,353,000										
Roberts Park - park improvements		\$ 87,596									
Savannah Rapids Site improvements	\$ -										
Wildwood Park - masterplan	\$ 35,000										
Wildwood Park - marina				\$ 1,000,000							
Wildwood Park - cabins			\$ 500,000	\$ 500,000							
Wildwood Park - misc. improvements		\$ 500,000	\$ 450,400								
Euchee Creek CC - improvements		\$ 67,835									
Fidbank Blanchard CC - improvements		\$ 68,880									

Sub-Total: \$ 1,882,394 \$ 1,746,507 \$ 1,179,400 \$ 1,586,590

Total Renovations \$ 6,394,890



Ten-Year Spending Summary

	Planning:											(Future)
	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2014-2020	
Planning:												
Aquatics Feasibility Study	\$ 30,000											
Signage and Design Standards (\$50,000)	50,000											
Wildwood Marina Feasibility and revenue study	75,000											
New Facilities:												
Mini Parks (25)												
Land, Design, and Construction	\$ 69,680	\$ 69,680	\$ 69,680	\$ 69,680	\$ 69,680	\$ 69,680	\$ 69,680	\$ 69,680	\$ 69,680	\$ 69,680	\$ 69,680	174,200
Neighborhood Parks (7)												
Land, Design, and Construction	438,494	438,494	438,494	438,494	438,494		438,494	438,494				
Community Parks (4)												
Land *	2,230,000	350,000	350,000		1,000,000							6,446,200
Design & Construction		4,288,100	4,288,100			4,288,100	4,288,100	300,000	200,000	1,750,000		
District 1 Community Recreation Center & Aquatics - Design & Construction												
								596,160	3,427,920	3,427,920		
District 2 Community Recreation Center & Aquatics - Design & Construction												
		1,000,000	3,806,667	3,806,667	3,806,666							
District 3 Community Recreation Center & Aquatics - Design & Construction												
						500,000	2,544,500	2,544,500				
District 3 Community Recreation Center - Design & Construction												
												3,726,000
Phase 1 Greenways (approx. 1 mile per yr)	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000		
Sub-Total:	\$ 3,643,174	\$6,896,274	\$9,702,941	\$5,064,841	\$6,064,840	\$5,607,780	\$8,090,774	\$4,698,834	\$4,447,600	\$5,997,600	\$10,346,400	
Yearly Total:	\$5,525,568	\$8,642,781	\$10,882,341	\$6,651,431	\$6,064,840	\$5,607,780	\$8,090,774	\$4,698,834	\$4,447,600	\$5,997,600	\$10,346,400	(Future)
Grand Total	<u>\$76,955,948</u>											

Future Acquisition and New Facilities

It is important to note that the recommendations in this document respond to Columbia County's current population. Growth will certainly continue in the future. To respond to that growth, the county will need, in addition to the acquisition requirements previously discussed, another 270 acres by the year 2005. Between 2005 and 2010, another 170 acres will be needed; between 2010 and 2015, 172 acres should be purchased; and between 2015 and 2020, the population will require an additional 172 acres of parkland to satisfy its anticipated population of 164,041. In short, 430 acres are needed immediately, and elected officials should establish a goal of acquiring 500 additional acres by the year 2020.

The need for 1,407 acres of parkland between now and the year 2020 equates to a small percentage of the undeveloped land available in Columbia County. At this time, the property is available. Perhaps more importantly, it is available in the areas experiencing the highest rates of growth, which have the most significant need for parks. Purchasing land today for future parks will result in a significant savings in land cost.

Recommendations included in the Administrative Analysis section of this document included the addition of a Park Planner/Project Coordinator. This position should be added as soon as possible and the individual chosen for the job should be immediately charged with identifying land for short-term and long-term acquisition. The planner should establish an effective working relationship with Columbia County Schools and with the Columbia County Planning Commission. He or she should continue the public input process and analysis tasks established by this master planning process and monitor continued growth.